

MINUTES OF THE SPECIAL JOINT COMMUNITY IMPROVEMENT  
COMMISSION (CIC), AND HOUSING AUTHORITY  
BOARD OF COMMISSIONERS (HABOC) MEETING  
WEDNESDAY- -MARCH 2, 2011- -6:59 P.M.

Chair Gilmore convened the meeting at 8:07 p.m. Commissioner Johnson led the Pledge of Allegiance.

ROLL CALL – Present: Commissioners Allen, Bonta, deHaan, Johnson, Tam, and Chair Gilmore – 6.

Absent: None.

AGENDA ITEM

(11-014 CIC) Recommendation to Approve an Owner Participation Agreement (OPA) and Authorize the Acting Executive Director to Execute an OPA and Other Related Documents with Resources for Community Development and the Housing Authority;

(HABOC) Recommendation to Approve an OPA and Authorize the Acting Chief Executive Officer to Execute an OPA and Other Related Documents with Resources for Community Development and the Community Improvement Commission; and

(11-014A CIC) Resolution No. 11-179, “Authorizing the Issuance of Tax Allocation Housing Bonds to Provide Financial Assistance to the Housing Authority of the City of Alameda and as Otherwise Required for the Acquisition and Rehabilitation of a Rental Housing Facility Commonly Known as 2428 Central Avenue to be Occupied by Very Low-Income Households.” Adopted.

The Housing Department Executive Director gave a brief presentation.

Speaker: Robb Ratto, Park Street Business Association.

Commissioner Tam stated redevelopment agencies are coming under scrutiny now; the interchangeability of tax increment funding generated by redevelopment areas has become an issue; tax allocation bonds are being repaid from tax increment generated from the Business and Waterfront Improvement Project (BWIP) and West End Community Improvement Project (WECIP); questioned whether using WECIP funds to pay for something outside of the redevelopment area would be an issue.

The Housing Department Development Manager responded BWIP and WECIP are merged project areas; stated the funds can be spent for either project area; Council and the CIC made findings that WECIP affordable housing funds can be spent outside of the WECIP project area; resolutions regarding the matter have been adopted.

Commissioner Tam stated that she understands that the redevelopment areas have merged and that the governing bodies have stipulated that housing monies can be put into one pot and used anywhere on the Island; she is questioning whether the State

would view the issue in the same manner; inquired whether the resolutions would be a problem.

Paul Thimmig, Bond Counsel, responded the State would have to respect findings made before January 1<sup>st</sup>; stated the State wants the dollars and does not care where money is spent; tonight's actions would not run afoul of the complaints in Sacramento.

Commissioner Tam stated that she recalls the Controller stating that the districts need review because other cities interchangeable uses have been perceived as abusive.

The Acting Legal Counsel stated the motion should be done in two steps; the first step would be approval for the CIC and HABOC to authorize execution of the OPA; the second step would be to adopt the CIC resolution.

Commissioner Johnson moved approval of the CIC and HABOC authorizing execution of the OPA.

Commissioner Bonta seconded the motion.

Under discussion, Commissioner Johnson stated the project would renovate 62 units of affordable housing for low and very low income people and would create 35 jobs per million dollars.

The Acting Legal Counsel stated Section 7.6 should read "If this Agreement is terminated pursuant to Section 7.2 or 7.3," not Section 7.4.

On the call for the question, the motion carried by unanimous voice vote – 6.

Commissioner Johnson moved adoption of the CIC resolution.

Commissioner Bonta seconded the motion, which carried by unanimous voice vote – 5.

## ADJOURNMENT

There being no further business, Chair Gilmore adjourned the meeting at 8:22 p.m.

Respectfully submitted,

Lara Weisiger  
Secretary, CIC

The agenda for this meeting was posted in accordance with the Brown Act.